104.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,400 / 813,400
					USE VALUE:	813,400 / 813,400
					ASSESSED:	813,400 / 813,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POAGE LEE M & CHARLOTTE L
Owner 2:	
Owner 3:	
Street 1:	10 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BANNISTER THOMAS F-NANCY C -
Owner 2:	-
Street 1:	10 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 2275 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9600.000	317,800		495,600	813,400
Total Card	0.220	317,800		495,600	813,400
Total Parcel	0.220	317,800		495,600	813,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.54 | /Parcel: 357.5

Legal Description

User Acct 66993

GIS Ref

GIS Ref

Insp Date 09/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0014.0

!8276!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,500	0	9,600.	495,600	813,100	813,100	Year End Roll	12/18/2019
2019	101	FV	251,900	0	9,600.	495,600	747,500	747,500	Year End Roll	1/3/2019
2018	101	FV	251,900	0	9,600.	424,800	676,700	676,700	Year End Roll	12/20/2017
2017	101	FV	251,900	0	9,600.	396,500	648,400	648,400	Year End Roll	1/3/2017
2016	101	FV	251,900	0	9,600.	339,800	591,700	591,700	Year End	1/4/2016
2015	101	FV	236,400	0	9,600.	304,400	540,800	540,800	Year End Roll	12/11/2014
2014	101	FV	236,400	0	9,600.	281,800	518,200	518,200	Year End Roll	12/16/2013
2013	101	FV	236,400	0	9,600.	268,700	505,100	505,100		12/13/2012

PRINT

Date	Time
12/10/20	22:51:21

LAST REV

Date	Time
12/01/20	10:38:26

jorourke

8276

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANNISTER THOMA	1398-20		4/1/2011		530,000	No	No		
	921-117		6/1/1979		69,000	No	No		Y

USER DEFINED

Prior Id # 1:	66993
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2014	867	Alterati	3,000					
11/13/2001	845	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
7/28/2014	Info Fm Prmt	PC	PHIL C
6/27/2012	External Ins	BR	B Rossignol
6/5/2009	Info At Door	189	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
2/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	70.	0.74	4									495,600						495,600	

Total AC/HA: 0.22039 | Total SF/SM: 9600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,600 | Spl Credit | Total: 495,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21239948
Const Adj.:	1.03950000
Adj $ / SQ:	132.330
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390438
Depreciation:	72621
Depreciated Total:	317817

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

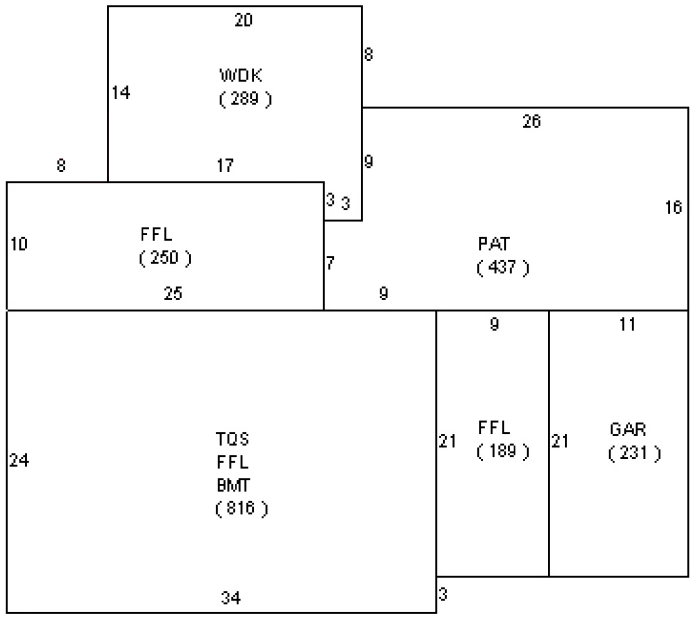
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	132.33
Special Features:	0	Val/Su Net:	87.31
Final Total:	317800	Val/Su SzAd	170.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,255	132.330	166,075
BMT	Basement	816	52.600	42,923
TQS	3/4 Story	612	132.330	80,986
PAT	Patio	437	3.230	1,412
WDK	Deck	289	9.830	2,842
GAR	Garage	231	26.840	6,201

Net Sketched Area:	3,640			Total:	300,439
Size Ad	1867	Gross Are	3844	FinArea	2275

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1953	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	